

**Goose Creek Scenic River Advisory Committee
Minutes of the November 18, 2003 meeting,
Mickie Gordon Conference Room
Parks, Recreation and Community Services Building
215 Depot Court, S.E., Leesburg, Virginia**

Members Present: Chairman Helen Casey, Vice Chairman Joan Rokus, Steven Combs-Lafleur, Kurt Erickson, Benjamin Lawrence

Members Absent: William Hudspeth, Fred McIntosh

Advisor Absent: Michael Sawyer

County Staff Present: Marie Genovese, Planner, Loudoun County Planning Department
Mark Novak, Parks, Recreation and Community Services Dept.

Chairman Helen Casey called the meeting to order at 1:10 p.m.

The minutes of the September 16, 2003 meeting were approved as written.

The Chairwoman's report included:

1. The deed of easement for Goose Creek South as presented earlier in the year by their representative, Sally Gillette, should provide a good template for scenic easements. Copies were made available for the members at the table.
2. Pictures taken at the Cotton Bridge were distributed noting the depth of the Scenic Goose Creek during the Hurricane Isabel.
3. There are potential landuse issues with Brothers Concrete, which is planned adjacent to Luck Stone's proposed western quarry. Concerns of egress and ingress that are connected with the west quarry were expressed.
4. The Belmont Glen application that the Goose Creek Scenic River Advisory Committee (GCSRAC) approved is now before the Board of Supervisors.
5. There will be a meeting on watershed impairment on 11/20 in preparation for a 7 p.m. public meeting on December 11th at the Loudoun County Government Center.

Red Cedar Presentation

Mr. Stan Settle and Mr. Dave Bowers, Pulte representatives for the Red Cedar Development were introduced. This property was formerly owned by MOBIL who purchased it from the MacIntosh family. Mr. Settle said the main change of the plans was to remove the golf course. Comments included: 1293 acres rezoned to include 372 lots with 38 townhouses around the town green, a rural village, 17 conservation lots with minimum 10 acre lots, plus two hamlets of 1/2 acre parcels. 22 conservancy lots will be given back to Mr. Sal Cangiano.

Issues with the adjacent land of the church on Evergreen Mill Road remain due to encroachment on Red Cedar's property.. Red Cedar has proposed swapping a piece of property at the rear of the church lot for a side lot where the church has encroached with a soccer field. It is believed that this swap will fix entrance problems to the church. This action would require a Boundary Line Adjustment with the Board of Supervisors.

A 300 foot easement remains along Goose Creek. They intend to work with the county forester on a wetlands permit with riparian plantings along the site. A gypsy moth survey will be done. An on-site sewage treatment plans plus county water (LCSA) will serve most of the property. Six conservancy lots may have well/septic since those lots are too distant and uphill from the sewage system. Waste disposal will be sub-surface in the northern sections of the property.

It is expected that work will begin in June, 2004. The Audubon Society will get monthly updates. There are some remaining issues. Proffers will include trails and cash contributions for affordable dwelling units (ADU) to the county. Phase 2 includes an archeology/preservation plan. Joan Rokus suggested that should any farm items be found, that the items be sent to our County's new Heritage Farm Museum providing that the curator does not have duplicates..
Other Business

Mr. Marc Aveni reported that the State Scenic River Advisory Board had its first meeting last Thursday, with 13 of the 15 members attending. Dick Gibbons was elected Chairman.. The GCSRAC bylaws are being reviewed. Helen Casey requested that Marc send us their minutes and suggest that the Board remove from the bylaws requirement of any specific number of riparian members to our Committee since this is no longer part of the State Code.

Steve Combs-Lafleur discussed the effect of the recent floods on recently-paved Lime Kiln Road and also noted that samples he has taken of water quality above and below the area where North Fork meets Goose Creek show a lack of oxygen downstream.

Ben Lawrence expressed concerns regarding the Salamander development in Middleburg and that we should keep it on our agenda.

The next meeting will be at 1 p..m. on January 13, 2004, in the Mickie Gordon Room at PR&CS' office.

The meeting adjourned at 2:25.

Guests Present: Julia Claypool, Northern Virginia Regional Park Authority
 Marc Aveni, Virginia Dept. of Conservation and Recreation
 Stan Settle, Pulte Homes for Red Cedar development
 Dave Bowers, Bowers and Associates, Red Cedar development

Respectfully submitted,
Joan Rokus
Secretary Pro Tem